

AGENDA
PLANNING COMMISSION
MARCH 27, 2018 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. February 13, 2018*

III. PUBLIC COMMUNICATIONS

IV. PUBLIC HEARING

1. SUB18-01 - Hancock Farms Estate Lot 1 Re-subdivision, 180 Cow Hill Road*

V. SUBDIVISIONS

1. SUB18-01 - Hancock Farms Estate Lot 1 Re-subdivision, 180 Cow Hill Road

VI. SITE PLANS

VII. OLD BUSINESS

VIII. NEW BUSINESS

1. Noank Fire District Referral for Public Hearing
 - a. Spicer's Marinas, LLC, Petition for Zoning Map Change*
2. Town of Stonington Referral for Public Hearing on April 17, 2018
 - a. Whaler's Inn RE, LLC, 20 East Main Street, Mystic- Special Use Permit for beer and wine sales
3. Report of Commission
4. New Applications

IX. REPORT OF CHAIRMAN

X. REPORT OF STAFF

XI. ADJOURNMENT

Next regular meeting: April 10, 2018

* Enclosed

NOTE: NO NEW BUSINESS WILL BE CONSIDERED AFTER 10:30 P.M.

MINUTES
PLANNING COMMISSION
FEBRUARY 13, 2018 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Zod called the meeting to order at 7:01 p.m.

I. ROLL CALL

Regular members present: Zod, Kane, Steinfeld
Alternate members present: Tarbox
Members absent: Pritchard
Staff present: Jones, Glemboski, Hovland

Zod sat as Chairman. Chairman Zod appointed Steinfeld as Secretary and Tarbox to sit for Pritchard.

II. APPROVAL OF MINUTES

1. January 23, 2018

MOTION: To adopt the minutes of January 23, 2018 as amended.

Motion made by Kane, seconded by Steinfeld, so voted unanimously.

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS

a. SUB18-02 – Mystic Weigh Subdivision Modification, 0 Flanders Road

Harry Heller of 736 Route 32, Uncasville, represented JSG Development, developer of the Mystic Weigh Subdivision. He presented requesting a waiver of section 5.4 on the holdback requirement of the lots. Heller explained that the 76 lot subdivision was originally approved in 2004, but has been struggling since the market collapse in 2008. Heller says sales are on the rise, but pending contracts can't be signed due to the holdbacks. Infrastructure in Phases I and II was accepted by the town years ago and now they are in the process of developing Phase III, which will require a significant amount of bituminous. The binder cost of bituminous is down and they have to pave before the fourteen-year end date of May 24, 2018. Remaining improvements are fully bonded with the town, so it will not place the town in jeopardy.

Staff stated that Public Works had reviewed the application and was okay with the release of building permits for Phase III.

MOTION: To approve a waiver to Section 5.4(1) of the Subdivision Regulations to release all building permits for Phase III of the Mystic Weigh Re-Subdivision, Flanders Road.

The PC understands that the Town has a bond adequately covering the remaining public improvements associated with Phase III.

Motion made by Zod, seconded by Kane, so voted unanimously.

V. SITE PLANS

SIT18-01: Long Meadow Landings, LLC, 45 South Road- Modification of approved site plan.

Joseph Boucher of Towne Engineering, 1 Richmond Lane, Willimantic, presented the modification of the site plan for Long Meadow Landings. He explained that the building is nearing completion and there are some changes from the 2006 approval. The building needs an increased number of handicapped parking spots and two handicap ramps with access to the six first-floor units and amenity areas. To accommodate the increase in handicapped parking the spaces needed to be pushed to the east and to the north.

Christopher Bicho of 96 Diane Avenue, Portsmouth, Rhode Island, represented Landings Real Estate Group. He explained that the plans had changed for a proposed freestanding office building when Groton Utilities noted that a major electrical line was located in that part of the lot. They had to stop construction for seven years because the lender wouldn't allow them to move forward, but they refinanced and restarted construction. They originally planned a 2,000sqft indoor recreation area, but they have become unpopular in recent years. Instead of an indoor recreational area, they have maintained a fitness center, yoga studio, and a professional office space that will be available to residents. Each new unit has their own washer and dryer and washers and dryers will be added to the communal amenity area available to all residents any time of day. Additionally, the outdoor recreation locations were switched.

Staff explained the 2000sqft to 850sqft change in indoor recreational space was significant enough that they didn't feel comfortable approving it on a staff level. Staff stated that in 2011 and 2013 the flood elevation changed in this area and they had to raise the building up, which created the need for extra stairs and ramping and is why handicapped spaces and ramps have been moved.

MOTION: To approve the Long Meadow Landing Site Plan Modification SIT18-01, 45 South Road, with the following modifications:

1. All requirements of the previous site plan by Towne Engineering, Inc. (Date 8/19/2015 – Last Revised 9/30/16) shall be complied with unless superseded by this approval. This shall include complying with the additional landscaping as noted on Sheet 5 of 8 of the previous site plan.
2. All technical items as raised by staff shall be addressed

The Commission finds that the proposed recreation areas, while not centrally located, meet the intent of section 6.7-6 G in that they provide a variety of recreation opportunities throughout the multi-family complex.

Motion made by Zod, seconded by Kane, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. CGS § 8-24 Referral of Proposal to Abandon Parkland/Open Space/Recreational Restrictions on the Merritt Property and Relocation of Restrictions

Staff explained that they have worked with the DEEP for over two years in order to find a suitable property to substitute for the Merritt property so it can be used for the middle school. Boulder Heights, the substitute property located at 0 Long Hill Road, is valued more and the natural resources are not less than the Merritt property. The DEEP determined that the Boulder Heights property met the requirements for the conversion; therefore a conservation easement for Boulder Heights has been signed and is now being reviewed at the office of the Attorney General. Once it is recorded, the development restrictions will be removed from the Merritt property. The Town Council will hold a public hearing regarding abandoning the Merritt property as parkland on February 27th, 2018. Part of the conversion will mean building a parking lot, mapping trails, and creating a recreational field on the Boulder Heights property.

Steinford noted the drastic difference in appraised value of the properties; the Merritt property being valued at \$450,000 and Boulder Heights at \$750,000. Tarbox stated that, despite the appraisal, the Merritt property is much more valuable as recreation land than the Boulder Heights property and the swap is not comparable.

MOTION: The Planning Commission recommends in favor of releasing all legal use restrictions on the Merritt Property 0 Groton Long Point Road (which generally allow it to be used only as parkland/open space/recreational land) and transferring the restrictions to the Boulder Heights Property (0 Long Hill Road) in order to allow the Merritt Property to be used as the site of a proposed new public middle school. The Commission finds that transferring the restrictions from the Merritt Property to the Boulder Heights Property is consistent with the Plan of Conservation and Development. In particular, the Commission finds that the proposal is consistent with recommendations:

4-13 Plan for the needs of the school-age population and the aging school infrastructure

4-17 Provide additional athletic fields to meet growing local needs

4-18 Develop a park to serve the downtown area of Groton

Motion made by Kane, seconded by Steinford, so voted 3-1-0 (Tarbox). Motion passed.

2. Tax Increment Financing (TIF) Policy draft for Town Council public hearing on February 27, 2018

Staff explained that this was a courtesy referral regarding the adoption of a TIF policy that lays out the types of financing and the process to adopt master plans that will incentivize developers to create improvements. It will be financed by the incremental increase in tax revenue.

Kane expressed concern that some businesses will benefit while others will not.

MOTION: The Planning Commission endorses the adoption of the Tax Increment Financing Policy by the Town Council.

Motion made by Zod, seconded by Steinfeld, approved 3-0-1 (Kane abstained).

3. Report of Commission-

Tarbox voiced frustration over the inflatable dancing sign at Valvoline. The store has been asked to take the sign down in the past and Tarbox questioned when more serious measures will be taken to ensure its permanent removal.

4. New Applications- None

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

The CIP was handed out to the Commission.

The Zoning Commission will have a special meeting on February 21st, 2018, at which the consultant will speak about mixed use design and all land use commissions are invited to attend.

X. ADJOURNMENT

Motion to adjourn at 8:10 p.m. made by Zod, seconded by Kane, so voted unanimously.

Hank Steinfeld, Secretary
Planning Commission

Prepared by Kara Hovland
Office Assistant II



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT PLANNING DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5970 FAX (860) 448-4094
WWW.GROTON-CT.GOV

March 14, 2018

The Day
P.O. Box 1231
New London, Connecticut 06320
legal@theday.com

Please publish the following legal ad on March 16, 2018:

TOWN OF GROTON PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that the following public hearing has been postponed to March 27, 2018 at 7:00 p.m. in Community Room 2, Town Hall Annex, 134 Groton Long Point Road, Groton, to consider the following:

Resubdivision of one lot at 180 Cow Hill Road, Groton, identified as PIN#261905274949 on a plan entitled "Resubdivision of Hancock Farm Estates- Lot 1."


The complete file and subdivision maps are on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 16th day of March, 2018 at Groton, Connecticut.

Jeffrey Pritchard, Chairman

Account #30384
P.O. #17000327

If you have any questions, please contact me at 860-446-5970.

Sincerely,


Deborah G. Jones
Assistant Director

DGJ:klh

THIS AD SHOULD RUN AS 1-COLUMN



E-MAILED

3/14/18

KLH



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT PLANNING DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5970 FAX (860) 448-4094
WWW.GROTON-CT.GOV

February 22, 2018

The Day
P.O. Box 1231
New London, Connecticut 06320
legal@theday.com

Please publish the following legal ad on March 2, 2018 and March 9, 2018:

TOWN OF GROTON PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that the following public hearing will be held on March 13, 2018 at 7:00 p.m. in Community Room 2, Town Hall Annex, 134 Groton Long Point Road, Groton, to consider the following:

Resubdivision of one lot at 180 Cow Hill Road, Groton, identified as PIN#261905274949 on a plan entitled "Resubdivision of Hancock Farm Estates- Lot 1."

The complete file and subdivision maps are on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 2nd day of March, 2018 at Groton, Connecticut. (On second insertion, please put "Dated this 9th day of March, 2018 at Groton, Connecticut.")

Jeffrey Pritchard, Chairman

Account #30384
P.O. #17000327

If you have any questions, please contact me at 860-446-5970.

Sincerely,


Deborah G. Jones
Assistant Director

DGJ:klh

THIS AD SHOULD RUN AS 1-COLUMN

SUB18-01

STAFF SUMMARY SHEET

PROJECT NAME/LOCATION: SUB18-01, Hancock Farms Estates Resubdivision, 180 Cow Hill Rd.			
CAM: No			
STAFF PLANNER: []		SUMMARY DATE: 3/7/18	
TERMINAL ACTION DATE: 3/29/18		PUBLIC HEARING CLOSED:	
EXISTING LAND USE/ZONING: B&B/RU		SITE AREA: 1.005 AC. 43778 SQ. FT.	
SURROUNDING LAND USE/ZONING DISTRICT(S):			
North: Res/RU		South: Res/RU	East: Res/RU
		West: Res/RU	
HISTORY: The subject property was originally that of a colonial/early American homestead and farm. A subdivision application for the property was approved with modifications in 1986. From this approval, 17 lots were developed, five fronting Cow Hill Rd. and 12--including the original homestead--fronting a cul-de-sac known as Hancock Drive. A pedestrian easement and trail was included as part of the project along the boundary between Lots 4 and 5 near the end of Hancock Drive. At the time of approval, open space was not required.			
A wetlands permit (IWA86-23) was issued for proposed work in the regulated area near the eastern end of subdivision. The work was related to the installation of drainage works that would empty into a wetland in that area.			
The house at 180 Cow Hill Road was converted into an owner-occupied rooming and boarding house known as Brigadoon Bed and Breakfast; a site plan was approved in 1988 for the necessary parking.			
In 1995, a variance to Section 5.1-3 was granted for 180 Cow Hill Rd. (ZBA95-6) to allow for an expansion of the rooming and boarding house to 15 guests in lieu of the required 11. This expansion required additional parking which was proposed for the part of the property that is now to be subdivided.			
PROJECT DESCRIPTION: The proposal is for the resubdivision of the lot at 180 Cow Hill Rd. (Lot #1 of the original 1986 subdivision) into two lots and the construction of a single family house on the newly created lot. The new lot will front on Hancock Drive and be serviced by public sewer and water. The existing building on Lot 1 is serviced by public sewer and well water.			
LIST AGENCIES WITH OUTSTANDING COMMENTS: [] []			
[] [] [] []			
WAIVERS: Anticipated: Section 4.8(1), Underground utilities.			
LAND USE/DEVELOPMENT ISSUES ANALYSIS:			
<ul style="list-style-type: none">Sidewalk: As part of the original subdivision, sidewalks were installed along the southern side of Hancock Drive and along parts of Cow Hill Road. Sidewalks along the northern side of Hancock Drive are not proposed on the Bicycle, Pedestrian, and Trails Master Plan.Underground Utilities: There are existing overhead wires running from a pole near the corner of Cow			

SUB18-01

Hill Rd. and Hancock Dr. to the house at 180 Cow Hill Rd (Brigadoon B&B). The applicant has expressed concern over having to put these underground as there is--according to him--ledge present. Section 1.10(3) requires petitions for waivers of Subdivision Regulations to be submitted in writing; however, as of the time of this report, none has been received.

- *Parking:* A stipulation of variance ZBA95-6 is that additional parking be provided as shown on a plan submitted at the time of that application. This parking is currently located in the part of the property to be subdivided. However, the rooming and boarding house is no longer operating at a 15 guest capacity in lieu of the required 11, as was the purpose of the variance. Therefore, as the rooming and boarding house now operates within the regular stipulations of the definition of such as it is written in the Zoning Regulations, the variance is no longer necessary or applicable and will not be violated by the removal of the additional parking as proposed.

Ten parking spaces are required per Section 7.2-3(N); 10 spaces are proposed.

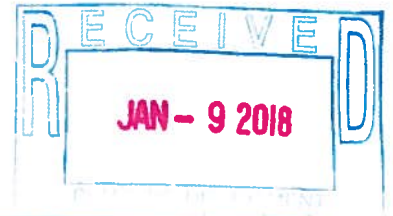
ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.

Staff will have a recommendation at the meeting.

SUB18-01



TOWN OF GROTON
LAND USE APPLICATION
Part One



PLEASE CHECK THE APPROPRIATE BOX(ES) AND ATTACH THE REQUIRED APPLICATION(S):

- | | |
|---|---|
| <input checked="" type="checkbox"/> SUBDIVISION OR RESUBDIVISION | <input type="checkbox"/> COASTAL SITE PLAN REVIEW (CAM) |
| <input type="checkbox"/> SITE PLAN | <input type="checkbox"/> SPECIAL PERMIT |
| <input type="checkbox"/> ADMINISTRATIVE SITE PLAN | <input type="checkbox"/> ZONE CHANGE |
| <input type="checkbox"/> INLAND WETLANDS PERMIT | <input type="checkbox"/> REGULATION AMENDMENT |
| <input type="checkbox"/> INLAND WETLANDS PERMIT OR NON-REGULATED ACTIVITY | <input type="checkbox"/> VARIANCE/APPEAL |

PROJECT NAME: Re-Subdivision of Hancock Farm Estates - Lot 1
STREET ADDRESS OF PROPERTY: 180 Cow Hill Road Mystic, CT 06355
IF ADDRESS NOT AVAILABLE, LOCATION: _____
PARCEL IDENTIFICATION NUMBER: 261905274949 ACREAGE: 1.005 ZONE: RU-20

PROJECT DESCRIPTION: _____
Re-Subdivision of existing lot

CORRESPONDENCE WILL BE SENT TO THE PRIMARY APPLICANT AS CHECKED BELOW:
(NAME, ADDRESS, TELEPHONE AND FAX NUMBER)

APPLICANT: Gregg Fedus, Fedus Engineering, LLC

EMAIL: GFedus@FedusEngineering.com TELEPHONE: 860-536-7390 FAX: 860-536-1644

APPLICANT'S AGENT (if any): _____

EMAIL: _____ TELEPHONE: _____ FAX: _____

OWNER/TRUSTEE: Theodore & Casilda Lucas

EMAIL: BrigadoonOfMystic@gmail.com TELEPHONE: 860-536-3033 FAX: _____

ENGINEER/SURVEYOR/ARCHITECT: Fedus Engineering, LLC 70 Essex St. Mystic, CT 06355
gfedus@fedusengineering.com TELEPHONE: (860)536-7390 FAX: (860)536-1644

- Note:
- 1) To be accepted by the Planning Division, this entire application must be completed, signed, and submitted with the required fee(s) and map(s) prepared in accordance with the applicable regulations.
 - 2) The submittal of this application constitutes the property owner's permission for the commission or its staff to enter the property for the purpose of inspection.
 - 3) The applicant hereby agrees to pay all additional fees and/or address such costs deemed necessary by the Office of Planning and Development Services as described in Part Three of this application.

[Signature]
SIGNATURE OF APPLICANT
OR APPLICANT'S AGENT

1/9/2018
DATE

Theodore W. Lucas
SIGNATURE OF RECORD OWNER
I HEREBY, CERTIFY THAT I AM THE OWNER OF
THE PROPERTY STATED ABOVE

1/9/18
DATE

Gregg Fedus
PRINTED NAME OF APPLICANT

Theodore Lucas
PRINTED NAME OF OWNER

Project #: SUB18-01 Work Type: _____ Fee Received: _____ Init. _____ Planner: _____

SUB18-01

**PART TWO
(ATTACH TO PART ONE)**

ACREAGE OF OPEN SPACE: _____

ARE THERE REGULATED WETLANDS? ☐ Yes ☒ No

A WETLAND APPLICATION HAS BEEN SUBMITTED OR PERMIT OBTAINED? ☐ Yes ☒ No

EXISTING IMPERVIOUS SURFACE (SQ. FT.) N/A

CHANGE IN IMPERVIOUS SURFACE (+/- SQ. FT.) N/A

IS PROPERTY WITHIN A CAM BOUNDARY? ☐ Yes ☒ No

IF YES, A COASTAL SITE PLAN APPLICATION MAY BE REQUIRED.

WAIVERS REQUESTED AND REASONS AS PER SECTION 1.10 OF THE SUBDIVISION REGULATIONS:

SUB18-01

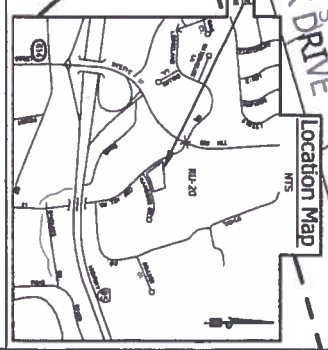
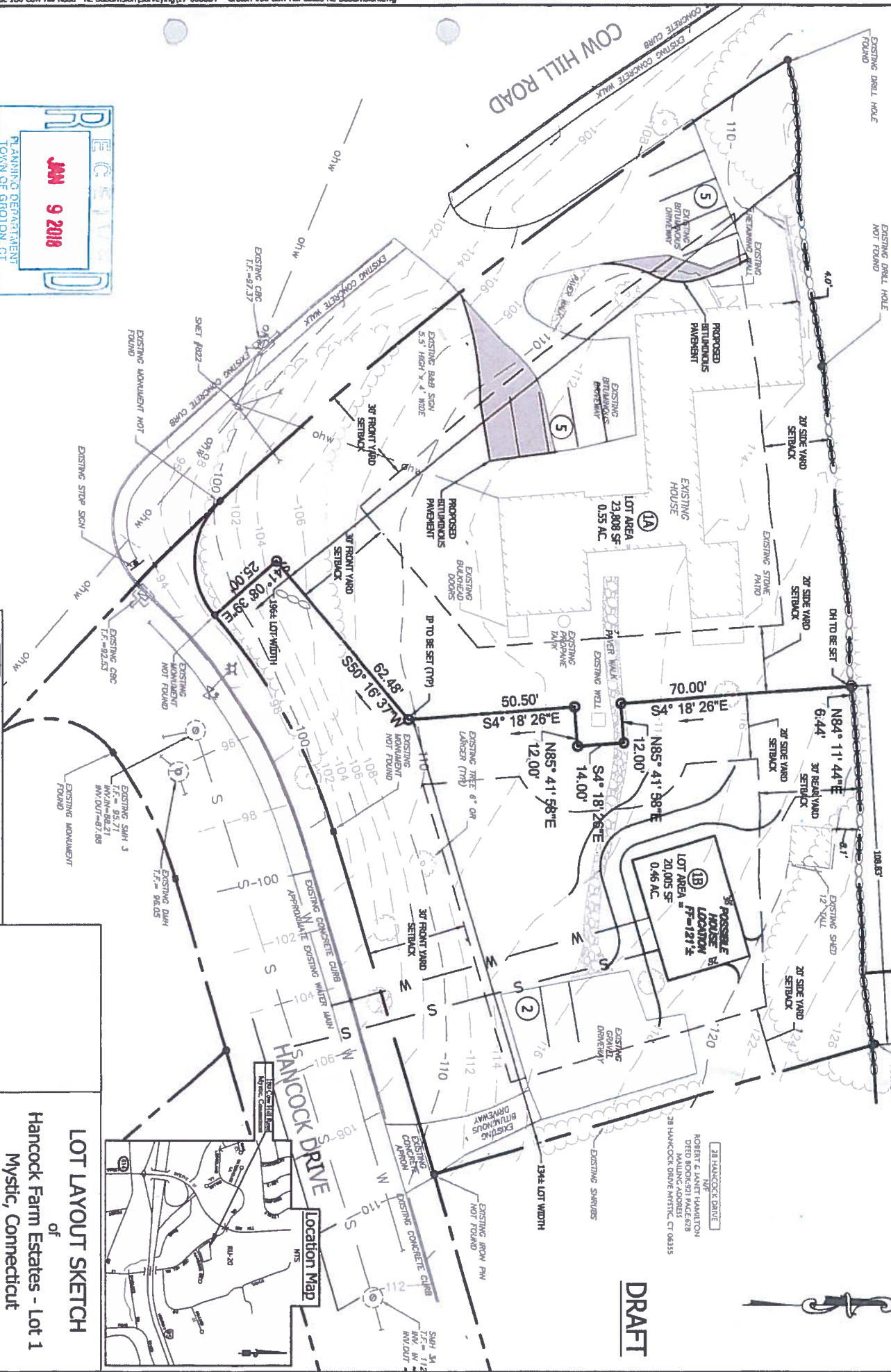
206 COW HILL ROAD
 NORMAN J. BLOSER
 DEED BOOKING PAGE 096
 MAILING ADDRESS
 216 COW HILL ROAD MYSTIC, CT 06355

221 ORAL SCHOOL ROAD
 VIRGINIA MCGEESEN THAYER
 DEED BOOKING PAGE 096
 MAILING ADDRESS
 221 ORAL SCHOOL ROAD MYSTIC, CT 06355

28 HANCOCK DRIVE
 NP
 ROBERT E. JAYET HAMMOND
 DEED BOOKING PAGE 096
 MAILING ADDRESS
 28 HANCOCK DRIVE MYSTIC, CT 06355



DRAFT



LOT LAYOUT SKETCH

Hancock Farm Estates - Lot 1
 of
Mystic, Connecticut

Prepared for:
Theodore Lucas
 December 21, 2017



FEDUS ENGINEERING, LLC
 CIVIL ENGINEERS
 Mailing Address: 47 Water Street Mystic, Connecticut 06355
 Office: (860) 536-7390 Fax: (860) 536-1644

Gregg T. Fedus P.E.
 CT. License No. 21231

Scale: 1"=30' JOB NO. 17-000684
 Sheet 1 of 1

TCORS

Tobin • Carberry • O'Malley • Riley • Selinger, P.C.

• Attorneys •

43 Broad Street
P.O. Box 58
New London, CT
06320-0058

330 Main Street
Third Floor
Hartford, CT
06106-1825

860-447-0335
Fax: 860-442-3469
www.tcors.com

February 27, 2018

Delivered via Certified Mail
Return Receipt Requested

Betsy Moukawsher
Town Clerk
Town of Groton
45 Fort Hill Road
Groton, CT 06340

RECEIVED
TOWN OF GROTON
2018 MAR - 1 AM 10:20
RECORDED VOL. PAGE


Re: Petition for Zoning Map Change
82 Marsh Road
Our File: 7213.197307

Dear Ms. Moukawsher:

Pursuant to Connecticut General Statutes § 8-3, we are enclosing a copy of a Petition for Zoning Map Change which has been filed with the Noank Zoning Commission. Please make sure this delivery is properly date stamped by your office, filed in the appropriate manner, and made available for public inspection upon request as required by state law.

Should you have any questions please do not hesitate to contact our office.

Sincerely yours,


William R. Sweeney, Esq.

Enclosures

TCORS

Tobin • Carberry • O'Malley • Riley • Selinger, P.C.
• Attorneys •

43 Broad Street • P.O. Box 58
New London, CT 06320-0058

Telephone: 860-447-0335
Fax: 860-444-6710
attorneys@tcors.com
www.tcors.com

February 27, 2018

Hand Delivered

William Mulholland, ZEO
Noank Fire District
10 Ward Avenue
Groton, CT 06340

RECEIVED
TOWN CLERK'S OFFICE
2018 MAR - 1 AM 10:20
RECORDED VOL. PAGE
William R. Sweeney
TOWN CLERK GROTON, CONN.

RE: Petition for Zoning Map Change
82 Marsh Road, Noank, Connecticut
Our File No.: 7213.197307

Dear Mr. Mulholland:

I represent Spicer's Marinas, L.L.C., a Connecticut limited liability company which owns several properties within Noank including the 4.56-acre parcel located at 82 Marsh Road (Pin: 260707790303). This subject parcel currently lies within both the Waterfront Commercial (WC) and Low Density Residential (R-20) Districts. Pursuant to Section 21.2 of the Noank Fire District Zoning Regulations, please accept this letter as a formal Petition for Zoning Map Change to amend the zoning designation of the entire subject parcel to the WC District. The purpose of this change is to provide a single zoning designation for the subject parcel as well as to facilitate a modest future expansion of the boat storage/parking area recently constructed onsite and which supports the nearby marina. The requested change in zone and future project will further enhance and support existing water dependent uses within Noank's coastal area. No disturbance to any tidal wetlands on the subject parcel is anticipated.

In connection with this Petition, please find nine (9) copies of a letter of authorization, a current Noank Fire District Zoning Map with the proposed change highlighted, a survey plan of the subject parcel, a plan depicting properties within 500 feet of the subject parcel, and a copy of the deed for the subject parcel with a meets and bounds legal description. As we discussed previously, there is no application fee associated with a Petition for Zoning Map Change. I would respectfully request that this Petition be placed on the March 20, 2018 regular meeting agenda of the Noank Fire District Zoning Commission for receipt and scheduling of the required public hearing. Due to the fact that this Petition will require referral to both the Town of Groton Planning Commission and the Connecticut Department of Energy and Environmental Protection, I would suggest that a public hearing date of May 22, 2018 be selected to allow for the necessary review periods.

Please do not hesitate to contact me if you have any questions.

Very truly yours,


William R. Sweeney, Esq.
Counsel for Spicer's Marinas, L.L.C.

Enclosures


**SPICER'S MARINAS, L.L.C.
93 MARSH ROAD
NOANK, CONNECTICUT 06340**

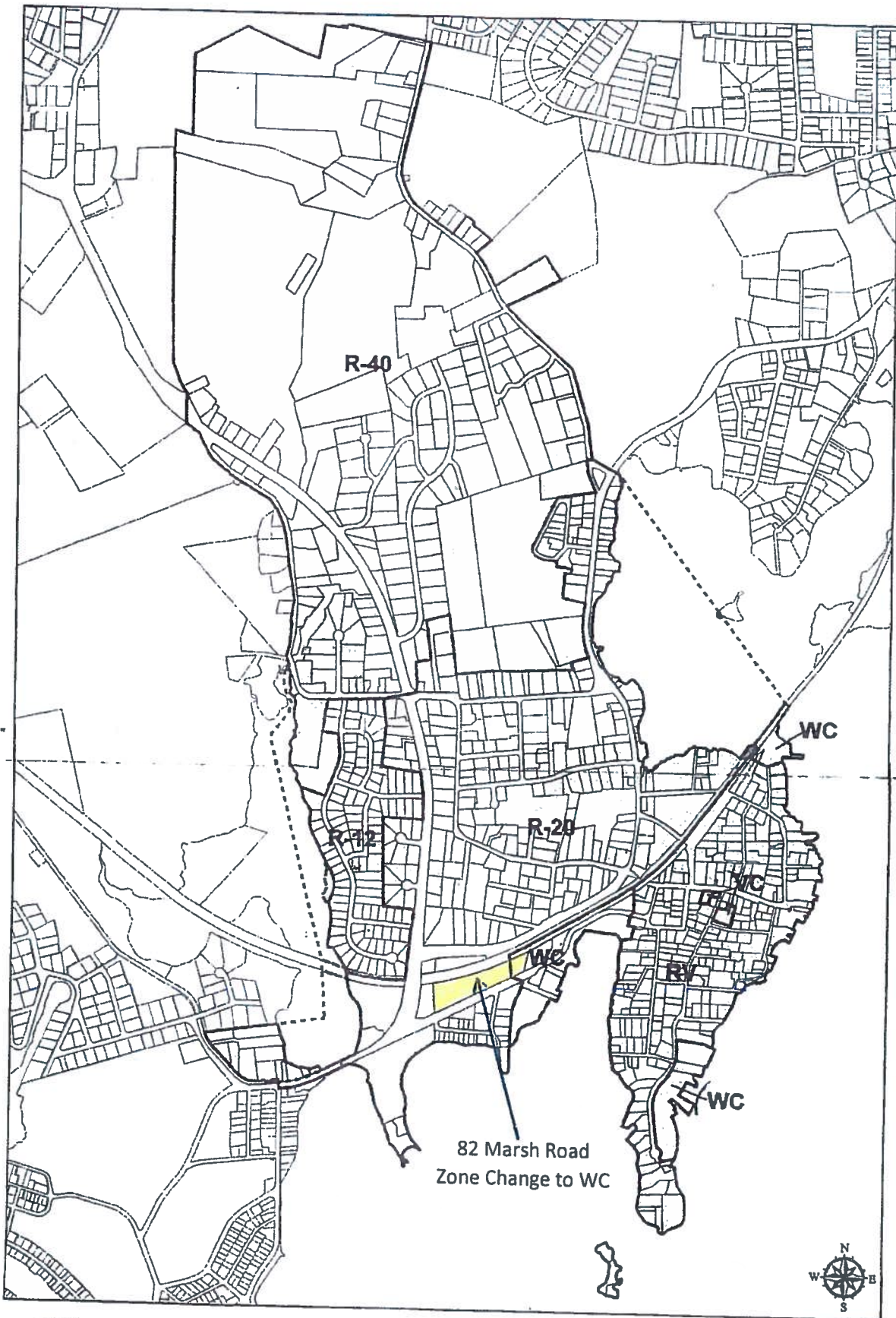
February 27, 2018

To whom it may concern:

I, William C. Spicer, III, duly authorized Manager of Spicer's Marinas, L.L.C., hereby grants authorization to our attorney, William R. Sweeney, Esq. of the law firm of Tobin, Carberry, O'Malley, Riley & Selinger P.C., to act as our agent and submit any and all applications and extensions for a zoning map change involving our property located at 82 Marsh Road, Noank, Connecticut.

Sincerely,


William C. Spicer, III
Manager
Spicer's Marinas, L.L.C.



Noank Zoning Map

DATE: January 14, 2008

900 0 1,800
1 inch equals 800 feet

This map is a representation of the zoning districts of the Town of Noank, Connecticut, as of the date of the map. It is not intended to be a legal document. The map is subject to change without notice. The map is not to be used for any purpose other than for reference. The map is not to be used for any purpose other than for reference. The map is not to be used for any purpose other than for reference.

NOANK MAP
MARSH RD

Town of Groton



82 MARSH RD - 500 Foot Abutters

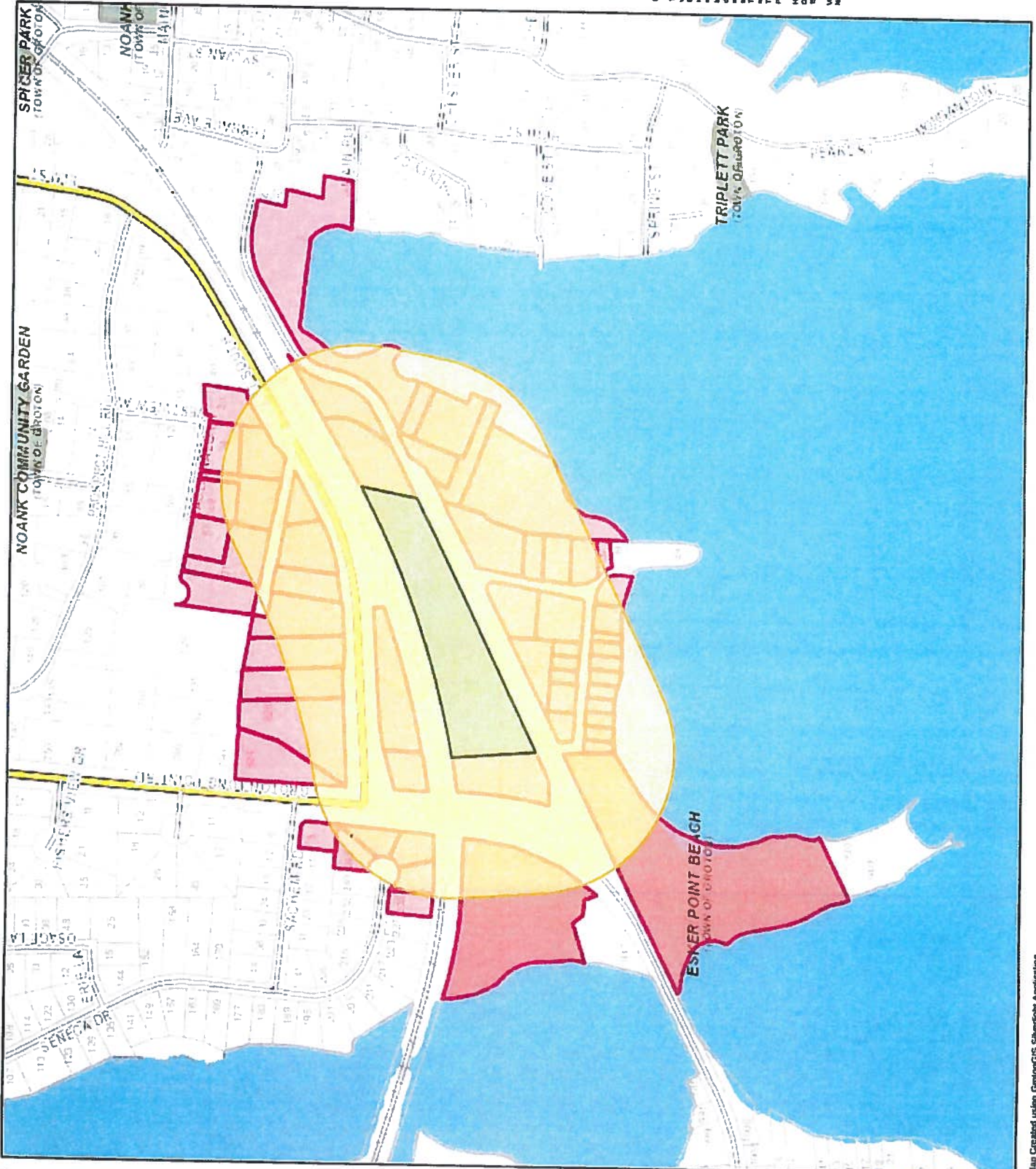


Disclaimer

The planning and geographic information depicted on this map was prepared by the Town of Groton Planning Department and is not intended to be used for any other purpose. The planning and geographic information depicted on this map has been compiled from various sources, including aerial photography, historical maps, and other data. The Town of Groton Planning Department is not responsible for any errors or omissions in this map. This map is not to be used for the transfer of property.

Horizontal Datum: Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83)
Vertical Datum: North American Vertical Datum of 1988 (NAVD88)

Date: 2/22/2018



NOANK MAP
MARSH RD

ADIRNO	ADIRSTR	OWNR1	OWNR2	CAREOF	CITYNAME	STATE	ADDR1	ZIP1
48	NOBLE AVE	BROWN STEPHEN J & B JANE			GROTON	CT	48 NOBLE AVE	6340
83	NOBLE AVE	JANEZKO TANYA & RONALD			FARMINGTON	CT	44 CENTERBROOK DR	6032
46	NOBLE AVE	NICHOLS FOSTER & ELIZABETH J			BALTIMORE	MD	7001 CHARLES RIDGE RD	21204
38	NOBLE AVE	RYAN CAROLYN J			GROTON	CT	38 NOBLE AVE	6340
68	NOBLE AVE	PERUZZOTTI CARL E			GROTON	CT	68 NOBLE AVE	6340
28	NOBLE AVE	KOSTENEN JAYNE M			GROTON	CT	28 NOBLE AVE	6340
245	SENECA DR	SIXTON MICHAEL B & PATRICIA A			GROTON	CT	245 SENECA DR	6340
248	SENECA DR	ABRUZZESE PAMELA J			GROTON	CT	248 SENECA DR	6340
246	SENECA DR	STEELE EMILY B			GROTON	CT	P O BOX 3412	6340
0	GROTON LONG POINT RD	CONNECTICUT STATE OF			GROTON	CT	GROTON LONG POINT RD	6340
824	GROTON LONG POINT RD	ACKERMAN ANDREA L			GROTON	CT	824 GROTON LONG POINT RD	6340
0	ELM ST SOUTH	KANE JOSEPH D AND CYNTHIA B			GROTON	CT	131 PROSPECT HILL RD	6340
0	ELM ST SOUTH	DURR THOMAS			NORWICH	CT	18 SHERWOOD LN	6360
93	MARSH RD	SPIGERS NOANK INNER MARINA LLC			GROTON	CT	93 MARSH RD	6340
0	GROTON LONG POINT RD	GROTON TOWN OF			GROTON	CT	45 FORT HILL RD	6340
103	NOBLE AVE	GAN MARY FIEL &			FARMINGTON	CT	7 TRUMBULL LN	6032
95	NOBLE AVE	HADDEN ANDREW P TRUSTEE (DECD)			GROTON	CT	35 BROOK ST	6340
18	NOBLE AVE	ANTONIO DAVID & SUSANA			MAHOPAC	NY	7 CHERYL CT	10541
82	MARSH RD	SPIGERS MARINAS LLC			NOANK	CT	93 MARSH RD	6340
0	ELM ST SOUTH	INGRAM MICHAEL W & MARIE L			WEST HARTFORD	CT	1885 ASYLUM AVE	6117
75	MARSH RD	SPIGERS MARINAS LLC			NOANK	CT	93 MARSH RD P O BOX 9153	6340
70	MARSH RD	SOCHA WILLIAM A			GROTON	CT	659 GROTON LONG POINT RD	6340
71	MARSH RD	SPIGERS MARINAS LLC			GROTON	CT	93 MARSH RD	6340
58	NOBLE AVE	MURGIO ANDREW M			NOANK	CT	58 NOBLE AVE	6340
17	NOBLE AVE	CLARK JEAN E			NOANK	CT	17 NOBLE AVE	6340
91	NOBLE AVE	ANDERSON LYNN			GROTON	CT	91 NOBLE AVE	6340
131	MARSH RD	JJI REALTY OF MYSTIC LLC			MYSTIC	CT	511 SANDY HOLLOW RD	6355
0	NOBLE AVE	ARMSTRONG B A			MIDDLETOWN	CT	61 BARBARA RD	6457
5	SACHEM RD	COOMES KENNETH R			GROTON	CT	201 ELM ST APT 2-10	6340
0	ELM ST SOUTH	OAT JOAN C			MYSTIC	CT	7 ELM ST	6355
63	NOBLE AVE	DEVLIN DAVID P & ANN S			GROTON	CT	93 MARSH RD	6340
0	MARSH RD	SPIGERS MARINAS LLC			GROTON	CT	110 ELM ST SOUTH	6340
110	ELM ST SOUTH	ST LOUIS RONALD J & HEATHER V			NOANK	CT	63 MACDONALD CT	6340
63	MACDONALD CT	STEEER KENNETH W JR & SEIBERT DUANE M			NOANK	CT	25 WESTVIEW AVE	6340
25	WESTVIEW AVE	SCHNEIDER MARK D			GROTON	CT	49 MACDONALD CT	6340
0	MACDONALD CT	GREENHAVEN DEVELOPMENT COMPANY			NOANK	CT	49 MACDONALD CT	6340
48	MACDONALD CT	BROWN TIMOTHY J & DIANNE M			NOANK	CT	235 SENECA DR	6340
235	SENECA DR	DANOFF CHRISTINA			GROTON	CT	99 NOBLE AVE	6340
99	NOBLE AVE	NEGAARD OSBREN C KRISTEN ET AL			GROTON	CT	7 SUNSET VIEW	6351
79	NOBLE AVE	BURDICK LAURA LEE & ALAN L			GRISWOLD	CT	4 GREENCREST DR	6032
75	NOBLE AVE	KING WILLIAM & CAROLE			FARMINGTON	CT	7 SUNSET VIEW	6351
42	NOBLE AVE	BURDICK LAURA LEE & ALAN L			GRISWOLD	CT	45 FORT HILL RD	6340
0	MARSH RD	GROTON TOWN OF			GROTON	CT	P O BOX 249	6378
0	ELM ST SOUTH (NOANK)	VIERING RUSSELL W JR &			STONINGTON	CT	21 NOBLE AVE	6340
21	NOBLE AVE	CARROLL RICHARD J & MADELINE T			GROTON	CT	263 MILLBROOK DR	1028
37	NOBLE AVE	QUERCUS PROPERTIES LLC			GROTON	CT	93 MARSH RD	6340
73	MARSH RD	SPIGERS MARINAS LLC			GROTON	CT	65 MARSH RD	6340
65	MARSH RD	SEAHORSE NOANK RESTAURANT LLC			NOANK	CT	P O BOX 9492	6340
63	MARSH RD	AVERY BRUCE W			GROTON	CT	93 MARSH RD	6340
0	MARSH RD	SPIGERS MARINAS LLC			GROTON	CT	117 PEARL ST	6340
241	SENECA DR	MEARS DEIRDRE K			NOANK	CT	27 NOBLE AVE	6340
27	NOBLE AVE	BEAM NATHANIEL A			GROTON	CT	45 FORT HILL RD	6340
900	GROTON LONG POINT RD	GROTON TOWN OF			GROTON	CT	100 ELM ST SOUTH	6340
100	ELM ST SOUTH	BORDEN WILLIAM B & CYNTHIA L			GROTON	CT	31 BENEDICT XING	6360
25	CAMPBELL RD	CLARK STEVEN P			NORWICH	CT	36 WESTVIEW AVE	6340
36	WESTVIEW AVE	VORNET RONALD C (EST) & GAIL M			NOANK	CT	24 WESTVIEW AVE	6340
24	WESTVIEW AVE	THOMAS ROBIN D & WRIGHT CLINTON S			GROTON	CT	35 CAMPBELL RD	6340
35	CAMPBELL RD	OAT PATRICIA			GROTON	CT	87 NOBLE AVE	6340
87	NOBLE AVE	PERDINS ROBERT J & LINDA M			GROTON	CT	826 GROTON LONG POINT RD	6340
826	GROTON LONG POINT RD	DAUPHINAS JANE S AND RICHARD			GROTON	CT		

NOANK MAP
MARSH RD

Return This Instrument to:
GARON CAMASSAR, ESQ.
181 BROAD STREET
NEW LONDON, CT 06320

Doc ID: 004769620005 Type: LAN
BK 1169 Pg 583-587

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE, that I, **WILLIAM A. SOCHA**, presently of the Town of Groton, County of New London and State of Connecticut,

FOR THE consideration of **TWO HUNDRED NINETY THOUSAND and NO/00 (\$290,000.00) DOLLARS**

RECEIVED to my full satisfaction of **SPICER'S MARINAS, L.L.C.**, a Connecticut Limited Liability Company with its principal place of business in the Town of Groton,, County of New London and State of Connecticut

DO give, grant, bargain, sell and confirm unto the said **SPICER'S MARINAS, L.L.C.**, all that certain piece or parcel of land, situated in the Town of Groton, County of New London and State of Connecticut, more particularly described on Exhibit A attached hereto and made a part hereof.

Grantee herein assumes and agrees to pay any and all taxes and municipal assessments hereinafter become due and payable.

Being the same premises conveyed to the within named Grantor by quit claim deed of Frank J. Socha dated February 28, 2001 and recorded at Volume 729, Page 169 of the Town of Groton Land Records.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it the said Grantee and its heirs, successors and assigns forever, to it and their own proper use and behoof.

AND ALSO, I the said Grantor do for myself and my heirs, executors and administrators, covenant with the said Grantee, its successors, heirs and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE, I the said Grantor do by these presents bind myself and my heirs, executors, and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it the said Grantee and its successors, heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

2,175.⁰⁰
STATE CONVEYANCE TAX RECEIVED
BETSY MOUKAWSHER
TOWN CLERK OF GROTON, CONNECTICUT

\$1,450.⁰⁰
LOCAL CONVEYANCE TAX RECEIVED
BETSY MOUKAWSHER
TOWN CLERK OF GROTON, CT

NOANK MAP
MARSH RD

For an additional Ten Dollars (\$10) paid by Grantee, receipt of which is hereby acknowledged, Grantor, his heirs, successors and assigns, hereby grant and convey to Grantee, its successors and assigns, a Right of First Refusal to Purchase with respect to the premises known as 70 Marsh Road, Groton, Connecticut, more particularly described on Exhibit B attached hereto and made a part hereof. Said Right of First Refusal to Purchase shall apply to the entire premises, all improvements, and to each and every part or portion thereof. The failure to exercise the right, or a waiver of the right, as to a particular transaction or transfer, shall not constitute a waiver or relinquishment of the right as to subsequent transfers or transactions involving all or portions of the premises.

In the event the Grantor receives a bona fide offer to purchase all or a portion of the premises upon terms and conditions that are acceptable to Grantor, Grantor shall submit to Grantee the following information: The name and address of the prospective purchaser(s); the purchase price; the method and amount of financing of the purchase; the anticipated closing date; any contingencies to which purchaser's offer may be subject; and the description of the premises to be sold and conveyed. Grantor shall also obtain and submit to Grantee a full copy of a written agreement signed by Grantor and the prospective purchaser(s) which agreement shall fully state the terms and conditions of Grantor's and purchaser(s)' agreement. All of the above information shall be sent, by hand delivery or certified mail, to Grantee at Grantee's address first above written. Each party shall notify the other of changes of address by certified mail.

Grantee shall have forty-five (45) days from the date of receipt of all of the required information and documentation to decide whether or not to exercise the Right of First Refusal. If the Grantee waives its right, or fails to exercise its right within said forty-five (45) day period, said Right of First Refusal shall be deemed waived as to that particular transaction only, and Grantor may proceed to complete the transaction with the prospective purchaser(s). If the Grantee decides to exercise its Right of First Refusal, Grantee shall so notify the Grantor in writing, said notice to be sent not later than the expiration of the forty-five (45) day period set forth above and include the deposit as set forth in the bona fide offer. By exercising its right, Grantee shall have the right to purchase the premises upon precisely the same terms and conditions as were agreed upon between the Grantor and the prospective purchaser(s).

Notwithstanding the foregoing, if the Grantee waives its rights, or fails to exercise its right within said forty-five (45) day period, and if the Grantor fails to close title on the premises within sixty (60) days after the date set for closing in the agreement between Grantor and the prospective purchaser(s), the Grantor shall offer the property again to the Grantee before transferring the property to the prospective purchaser(s).

The following sales, transfers and transactions may be effected and may occur free of any obligation on the part of the Grantor or any other party to notify the Grantee thereof or to offer the Grantee an opportunity to exercise a right of first refusal. No such exempt transfer or transaction shall have any adverse effect on the Grantee's Right of First Refusal, which Right shall survive any (one or more) such exempt transfer or transaction and remain in full force and effect.

1. Any transfer between or among the Seller, his spouses, siblings, offspring (natural

NOANK MAP
MARSH RD

2. Any bona fide mortgage or consensual security interest given by the Seller or by any party within the scope of the preceding paragraph 1.

Signed, sealed and Delivered
in the presence of:

~~AS. 2017~~

William A. Socha

STATE OF CONNECTICUT)


) ss. New London

COUNTY OF NEW LONDON)

On this the 4th day of August, 2016, before me, Richard S. Cody, the undersigned officer, personally appeared, **WILLIAM A. SOCHA**, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I hereunto ~~set my hand~~ and official seal.

hereunto set my hand and official seal.



NOANK MAP
MARSH RD

EXHIBIT A

First Tract:

A certain piece or parcel of land with the buildings thereon, situated in the Town of Groton, County of New London and State of Connecticut, known as 82 Marsh Road, Noank, being off the north side of said Marsh Road and being triangular in shape, more particularly bounded as follows:

NORTH: by land of the National Railroad Passenger Corporation (formerly of the New York, New Haven and Hartford Railroad Company);
SOUTHEAST: by other land of William A. Socha (formerly of Frank Socha); and
SOUTHWEST: by other land of William A. Socha (formerly of Frank Socha and previously of Sidney A. Miner).

Said property includes a right-of-way from said premises over the land of William A. Socha to Marsh Road.

Being the first parcel devised to Frank J. Socha and William A. Socha under the will of Frank Socha, as shown in a probate court certificate of devise dated July 24, 1997 and recorded in the Groton Land Records at Volume 647, Page 600; and being the first parcel devised to Frank J. Socha and William A. Socha under the will of Evelyn S. Socha, as shown in a probate court certificate of devise dated February 27, 1991 and recorded in said land records at Volume 525, Page 136.

Said property is subject to the following:

- (1) A deferred sewer assessment in the amount of \$13,567.18 levied by the Groton Sewer Authority on April 21, 1977, as shown in a notice dated March 20, 1978 and recorded in said land records at Volume 316, Page 152.
- (2) A sewer use charge in the amount of \$144.00 in favor of the Groton Sewer Authority, as shown in a notice dated July 5, 1994 and recorded in said land records at Volume 592, Page 157.

Second Tract:

All that certain plot, piece or parcel of land situated, lying and being on the southern side of land of The National Railroad Passenger Corporation (formerly of the New York, New Haven & Hartford Railroad Company) in the Town of Groton, County of New London and State of Connecticut, more particularly bounded and described as follows:

Beginning at a point on the southern side of the said railroad land where the same intersects the southwestern corner of other land of William A. Socha (formerly of Hazel I. Main); thence southeasterly approximately 250 feet, more or less, along said other land of William A. Socha to a point where the boundary line of said Socha land meets the western boundary line of other land of William A. Socha (formerly of J. W. Fleishman and Frank Socha); thence southerly along other Socha land to a point where the same meets the northern boundary line of the Town of Groton old trolley line; thence westerly along the northern boundary line of land of the Town of Groton old trolley line approximately 950 feet to land of the Town of Groton (formerly of Charles B. Graves Estate); thence northerly along the eastern boundary line of land of the Town of Groton to the southern boundary line of land of said railroad; and thence northeasterly along said railroad land to the point of beginning.

Said property is subject to any easements and restrictive covenants of record, as set forth in a certain deed from Sidney A. Miner recorded in said land records.

Being the second parcel devised to Frank J. Socha and William A. Socha under the will of Frank Socha, as shown in a probate court certificate of devise dated July 24, 1997 and recorded in the Groton Land Records at Volume 647, Page 600.

NOANK MAP
MARSH RD

EXHIBIT B

Third Tract:

That certain tract of land, with the buildings thereon standing, situated in the Town of Groton, County of New London and State of Connecticut, known as 70 Marsh Road, Noank, and more particularly bounded and described as follows:

Beginning at the northeast corner of the premises at the intersection of land of The National Railroad Passenger Corporation (formerly of the New York, New Haven and Hartford Railroad Company) and the former highway known as Groton Long Point Road leading from Groton Long Point to Prospect Hill Road; thence run westerly by and along said Railroad Company land to land of William A. Socha known as 82 Marsh Road (formerly of Frank Socha and Evelyn S. Socha); thence run southerly by and with said Socha land to other land of William A. Socha (formerly of Paul DeIocaini, et ux.); thence run southwesterly and westerly by and with said Socha land to other land of William A. Socha (formerly of John Daboll); thence run southerly or southeasterly by and with said Socha land to Marsh Road (formerly land of the Groton and Stonington Street Railway Company); thence run easterly by and with Marsh Road to the centerline of the former highway known as Groton Long Point Road; thence run northerly along the centerline of said former highway to the point or place of beginning.

Said property is conveyed subject to the existing right-of-way between land formerly of Frank Socha and Evelyn S. Socha and Marsh Road.

Being the same property conveyed to Frank J. Socha and William A. Socha by the following two deeds of Frank Socha: (1) dated December 28, 1987 and recorded in the Groton Land Records at Volume 459, Page 361; and (2) dated January 1, 1988 and recorded in said land records at Volume 459, Page 693.

Said premises are subject to any and all provisions of any ordinance, municipal regulation, public or private law, zoning, conservation, and inland-wetland regulation, and all taxes and/or municipal assessments hereafter coming due.

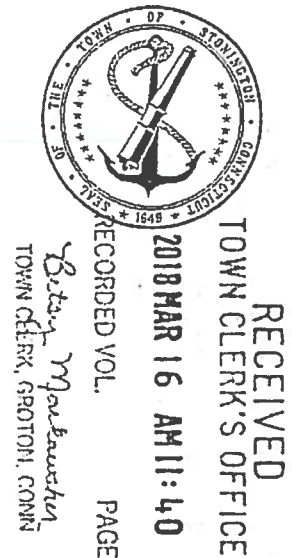
Received for Record at Groton, CT
On 08/04/2016 At 12:39:56 pm

Attest: Betsy Moukawsher, Town Clerk

NOANK MAP
MARSH RD

TOWN OF STONINGTON

Department of Planning
152 Elm Street
Stonington, Connecticut 06378
(860) 535-5095 • Fax (860) 535-1023



March 12, 2018

Ms. Betsy Moukawsher
Town Clerk
Town of Groton
45 Fort Hill Road
Groton, CT 06340-4394

Subject: PZ1806SUP Whaler's Inn RE, LLC (W. Sweeney) - Special Use Permit application to allow beer and wine sales limited to the new lobby area of the Whaler's Inn. Property located at 20 East Main St., Mystic. Assessors Map 182 Block 4 Lot 13. Zone DB-5.

Dear Ms. Moukawsher:

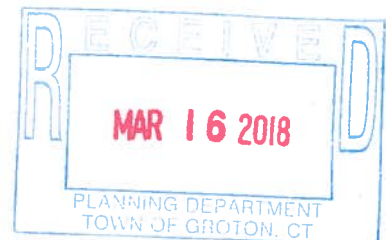
I am writing to inform you that the above-referenced application has been scheduled for a Public Hearing to be held at the Mystic Middle School, 204 Mistuxet Ave., Mystic, Connecticut, on Tuesday, April 17, 2018. Public Hearings are scheduled to begin at 7:30 p.m.

The enclosed Notice of Public Hearing is being referred to your municipality in accordance with Section 8-7d(f) of the Connecticut General Statutes. If you have any questions, please feel free to contact the Department of Planning at 860.535.5095.

Sincerely,

Gayle Phoenix, CZET
Land Use Application Facilitator

Enclosure: application



SP. WHALERS
INN

RECEIVED

Town of Stonington
Planning and Zoning Commission

2018 FEB 27 P 2:07

SPECIAL USE PERMIT APPLICATION FORM

TOWN OF STONINGTON
PLANNING & ZONING



Please submit original and 15 copies of this application, relevant plans and impact statement

FOR OFFICE USE ONLY

Application Number:

PZ18065UP

Official Date of Receipt:

3/20/18

Applicant:	Whaler's Inn Re LLC		
Mailing Address:	20 East Main Street, Mystic, CT 06355		
Telephone Number:	(860) 536-1506		
Email Address:	amanda@whalersinnmystic.com		
Property Owner:	Whaler's Inn Re LLC		
Mailing Address:	20 East Main Street, Mystic, CT 06355		
Telephone Number:	(860) 536-1506		
Email Address:	amanda@whalersinnmystic.com		
Project Leader*:	William R. Sweeney, Esq.		
Mailing Address:	TCORS, P.C., P.O. Box 58, New London, CT 06320		
Telephone Number:	(860) 447-0335		
Email Address:	wrsweeney@tcors.com		
Property Location:	20 East Main Street		
Parcel Information:	Map	Block	Lot
	182	4	13
Zoning District:	DB-5		
Lot Size:	0.77 acres		

* Project Leader is the Architect, Attorney, Engineer, Landscape Architect, Surveyor, or other individual who will be the responsible contact person with the Town.

SP. WHALERS
INN

Fire District: Mystic Harbor Management District: Mystic
Water Supply: ☒ Public ☐ Private Sewage Disposal: ☒ Public ☐ Private
Flood Zone: AE(11) Wetlands: ☐ Tidal ☐ Inland

Is any portion of the property within 500 feet of the Town Boundary? ☒ Yes ☐ No
Is any portion of the property within the CAM Overlay District? ☒ Yes ☐ No
Is any portion of the property within the GPP Overlay District? ☐ Yes ☒ No

Project Description: Overall development size in square feet, dimensions, intended use and other pertinent information about the proposal.

Applicant seeks approval for the sale of beer and wine within the lobby of the existing hotel pursuant to Section 4.1.3.10.

List all previous petitions that have been made with respect to the property(ies) before the Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands and Watercourses Commission:

See attached.

The undersigned owner, or agent, hereby consents to necessary and proper inspections of the property by agents of the Commission at reasonable times both before and after a permit is granted.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. Owner certifies that he/she is the owner of the property listed on this application. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, the permit may be modified, suspended, or revoked, by the Commission or its agents.

Whaler's Inn Re LLC

Applicant Printed Name

Amanda Arling
Applicant Signature

Whaler's Inn Re LLC

Owner Printed Name

Amanda Arling
Owner Signature

William R. Sweeney, Esq.

Project Leader Printed Name

Wm R Sweeney
Project Leader Signature

For Special Use Permit Applications Involving a Site Plan Review, please read and endorse below

I hereby consent to one or more extensions of the time period as stated in the Connecticut General Statutes Section 8-7d, if required, for action by the Planning and Zoning Commission, on action pertaining to the Site Plan Review component of the Special Use Permit.

Whaler's Inn Re LLC *Ammande Arling*
Applicant Signature

2/26/18
Date

Whaler's Inn Re LLC *Ammande Arling*
Owner Signature

2/26/18
Date

William R. Sweeney, Esq.
Project Leader Signature

Wm R Sweeney 2/26/18
Date

Acknowledgement of financial responsibility for required studies, information and/or third party review

The undersigned acknowledges that per Section 3.9.3 of the Town of Stonington Planning and Zoning Fee Ordinance the Town will collect payment for direct costs of materials and services performed by professionals, other than Town employees, including but not limited to specialized inspection, third party professional certifications, legal, stenographic and transcription services associated with an application, or require an applicant to provide certifications, inspections, and/or professional consultant reports at the applicant's expense. The payment of additional costs shall not prohibit the Town of Stonington from requiring performance or forfeiture bonds to ensure the successful completion of all work as may be prescribed in the respective land use regulations.

Whaler's Inn Re LLC *Ammande Arling*
Applicant Signature

2/26/18
Date

Whaler's Inn Re LLC *Ammande Arling*
Owner Signature

2/26/18
Date

William R. Sweeney, Esq.
Project Leader Signature

Wm R Sweeney 2/26/18
Date

SPECIAL USE PERMIT - Complete Application Checklist

Effective June 21, 2004; Revised July 20, 2010

X = ITEM PROVIDED W = WAIVER REQUESTED

- ☒ Impact Statement per Section 8.8.1 (ZR 6.1.2.1)
- ☐ Type 2 Site Plan per Sections 8.3 and 8.4 (ZR 6.1.2.2)
- ☐ Architectural Elevation Drawings & Landscape Plan per Section 2.16 (ZR 6.1.2.3)
- ☐ Water Impact Study (Quality and Quantity) (ZR 6.1.2.4.1)
- ☐ Sanitary Sewer Impact Study (ZR 6.1.2.4.2)
- ☐ Stormwater Drainage Analysis per Section 8.4.2.6 (ZR 6.1.2.4.3)
- ☐ Erosion & Sedimentation Control Report per Section 7.6 (ZR 6.1.2.4.4)
- ☐ Traffic Impact Study per Section 6.6.23 (ZR 6.1.2.4.5)
- ☐ Archaeological Study per Section 6.6.24 (ZR 6.1.2.4.6)
- ☐ Soils Report, Test Pit Data and Mapping (ZR 6.1.2.4.7)
- ☐ Shadow Plan per Section 7.14.2 (ZR 6.1.2.5)
- ☐ Scaled 3-Dimensional Model or Graphic Equivalent per Section 6.2 (ZR 6.1.2.6.1)
- ☐ Flood Hazard Report per Section 7.7 (ZR 6.1.2.6.2)
- ☐ School Impact Evaluation Report (ZR 6.1.2.6.3)
- ☒ Application Fee per Town Ordinance – See ZR Appendix 3 (ZR 6.1.2.7)
- ☒ Legal Description of property/site (ZR 6.1.2.8)
- ☐ Phasing Requirements for projects over 24 dwelling units per ZR 6.2 (ZR 6.1.2.9)
- ☒ Written waiver request(s) at time of application submission (ZR 6.1.2.10)

The Planning & Zoning Commission may waive one or more of the above application documents by majority vote, provided that such request is made in writing at the time of application submission, describing in sufficient detail why such information is not relevant to the Special Use Permit application. This waiver shall not apply to application fees. If an application lacks information required by these Regulations, including waivers that have not been requested and justified, such deficiencies shall be noted in the staff report to the Commission, a copy of which shall be provided to the applicant. Incomplete applications risk denial.

SP
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Permit Type	Application Number	Permit Address	Owner Name	Applicant Name	Application Decision	Approval Date	Notes
Certificate of Variance	COV77-799	12 East Main St.	Whale In Enterprises, Inc.	Whale In Enterprises, Inc.	Approved	3/8/1977	Variance to permit the sale of liquor within a restaurant less than 1,000' of a church.
Special Use Permit	SUP78	E. Main & Cottrell Sts.	Whale In Enterprises, Inc.	Whale In Enterprises, Inc.	Approved	12/19/1978	SUP for an 8-unit hotel addition and a restaurant with food services on premises.
Certificate of Variance	COV00-25	20 East Main Street	Whalers Inn Inc.	Whalers Inn Inc.	Approved	08/08/2000	ZRS-2.1 F.A.R. Requirement & 7.10.4 Parking to allow demolition of existing photo shop & existing kitchen in order to build 3-story bldg. for retail on 1st fl. & 8 hotel rooms above.
Certificate of Variance	COV00-32	20 East Main Street	Whalers Inn Inc.	Whalers Inn Inc.	Approved	10/10/2000	ZR7.7.8.2.2.1 Non-Residential Construction (Provisions for Flood Hazard Reduction) to reduce 1st. fl. elevation to 10' NGVD from Town requirement of 11'.
Certificate of Variance	COV76-746	20 East Main St.	Barksdale R. & Dorothea M. Macbeth	Barksdale R. & Dorothea M. Macbeth	Denied	07/20/1976	Seeking a variance to allow placement of a sign projecting 3' from building.
Certificate of Variance	COV93-36	20 East Main St.	The Whaler's Inn / Café Bravo	The Whaler's Inn / Café Bravo	Denied	10/12/1993	Overturn Cease & Desist Order #9324 stating that parking lot sign is in violation of special use permit for Bravo Bravo Restaurant.
Special Use Permit	SUP01-04	7 Cottrell St.	Whalers Inn	Whalers Inn	Approved w/Stipulations	02/20/2001	Construct a 3-story building for retail/hotel use.
Special Use Permit	SUP91-20	20 East Main St.	Dorothea MacBeth	Carol Kanabis	Approved w/Stipulations	06/18/1991	Liquor permit for consumption on premises of existing restaurant (Bravo Bravo).
Special Use Permit	SUP07-11	17-19 & 20 East Main St.	C. George Kanabis	Angela Kanabis / Bravo Bravo, LLC	Approved w/Stipulations	03/20/2007	SUP to expand existing restaurant seating capacity by 20 seats, supported by availability of an additional 5 parking spaces.
Zone Change	ZC97-22	East Main St. & Cottrell St.	Planning & Zoning Commission		Withdrawn	08/19/1997	Zoning map amendment
Zoning Permit	ZON04-183	20 East Main St	Whalers Inn, Inc	Angela Kanabis	Approved w/Stipulations	06/10/2004	PZC Consent Agenda: Expand dining room/bar area by 370sf. No increase in seating.
Consent Agenda Item	CAI07-11	20 East Main St.	C. George Kanabis	Angela Kanabis / Bravo Bravo, LLC	Approved	07/20/2010	PZC Consent Agenda: Request approval for change to previously approved Special Use Permit for the expansion of restaurant seating. Change is for the addition of outdoor seating (24 seats) on property to be leased from the State of Connecticut.
Zoning Permit	ZON17-188	20 East Main Street	Whalers Inn RE LLC	Theodore M. Ladwig	Approved	08/16/2017	Modify PZ0711SUP (V623 P620): reduce restaurant interior seating from 80 to 60 seats.
Zoning Permit	ZON17-272	20 East Main Street	Per Haydenreich / Whalers Inn RE LLC	Theodore M. Ladwig	Approved w/Stipulations	01/18/2018	PZC AR: Change of use: convert retail to hotel lobby and meeting space.

SP
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INN

COTTRELL STREET

EAST MAIN STREET



1 PHASE 2] PROPOSED WHALER'S INN (NEW LOBBY)
SCALE: 1/4" = 1'-0"



WHALE'S INN - MASTER PLAN

PHASE 2] PROPOSED WHALER'S INN (NEW LOBBY)

DATE: 10/1/11

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 10/1/11

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DATE: 10/1/11

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

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AS NOTED

SP
WHALE'S
INN

IMPACT STATEMENT
WHALER'S INN – BEER & WINE SALES
20 EAST MAIN STREET

8.8.1.1 General description of existing conditions including, but not limited to, environmental features, traffic, zoning, character of the area and public utilities.

The subject property lies at the corner of East Main Street and Cottrell Street in Mystic and is located in a Development Area (DB-5) District. The subject property is occupied by a historic hotel consisting of several buildings spread across a 0.77 acre parcel which is served by paved off-street parking. The hotel is currently undergoing internal renovations, including the construction of a new 1,428 s.f. lobby area. The existing restaurant within the hotel (Bravo Bravo) is anticipated to relocate across East Main Street later this year. The subject property has direct access to both East Main Street and Cottrell Street and is served by all public utilities.

8.8.1.2 Description of the proposed activity and its expected impact in reference to the natural environment, stormwater drainage, roadways and traffic, zoning and character of the surrounding area.

The application entails the addition of beer and wine sales limited to the new lobby area of the hotel. The subject property is located in a Development Area (DB-5) District where liquor sales are allowed by Special Permit pursuant to Section 4.1.3.10. There is no proposed bar area within the lobby and beer and wine service will be provided directly by hotel staff to hotel guests. Alcoholic beverages will not be permitted to leave the lobby area and will not be permitted to be taken to individual rooms or other areas of the hotel premises, consistent with state liquor law. Storage of beer and wine will be provided in a separate lockable area within the lobby. No amplified live entertainment is proposed with this application and no other exterior or interior modifications are proposed to the hotel. There is no anticipated impact to the natural environment, stormwater drainage, roadways and traffic, zoning or character of the surrounding area.

8.8.1.3 Proposed mitigation measures, defined as strategies intended to minimize both on-site and off-site impacts caused by the proposed development. The timing for implementation of mitigation measures should be clearly specified, along with the name and contact information for the party responsible for such measures.

There are no anticipated adverse impacts to be minimized or mitigated as part of this application. Alcoholic beverage service will be limited to beer and wine only and will be restricted to the lobby area of the hotel.

8.8.1.4 Anticipated demand on utilities and public facilities including sewers or sanitary disposal, existing drainage systems, water supply and fire protection. The Commission may require such information incorporated into the findings of fact or placed on the Site Plan.

There are no anticipated changes to demand on public utilities or services associated with this application.

8.8.1.5 Existing and proposed hours of operation for each use on the site.

The legal hours of alcohol service for on-premises consumption are controlled by state liquor law (9:00 a.m. - 1:00 a.m. Monday - Thursday, 9:00 a.m. - 2:00 a.m. Friday - Saturday, and 10:00 a.m. - 1:00 a.m. Sunday) but the hotel will voluntarily restrict all alcoholic beverage sales after 10 p.m. daily.

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